

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



- 19.4%

- 30.3%

- 1.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Albany County

December

Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	139	112	- 19.4%	3,637	3,085	- 15.2%
Closed Sales	307	214	- 30.3%	3,262	2,805	- 14.0%
Median Sales Price*	\$265,000	\$262,250	- 1.0%	\$265,000	\$285,000	+ 7.5%
Percent of Original List Price Received*	98.5%	99.7%	+ 1.2%	100.8%	101.6%	+ 0.8%
Days on Market Until Sale	29	19	- 33.8%	24	22	- 8.5%
Inventory of Homes for Sale	323	246	- 23.8%	--	--	--
Months Supply of Inventory	1.2	1.1	- 11.2%	--	--	--

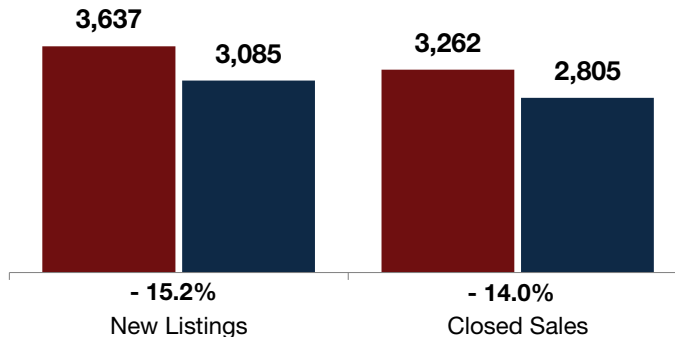
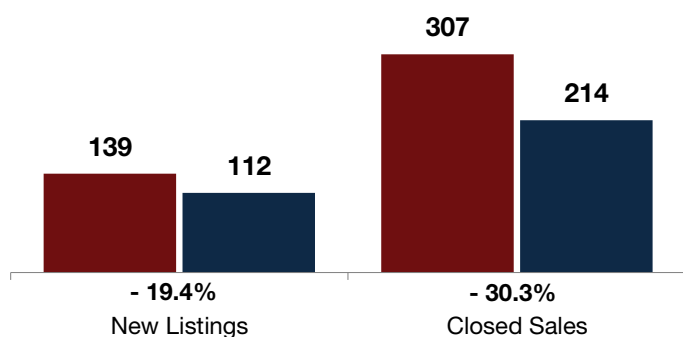
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

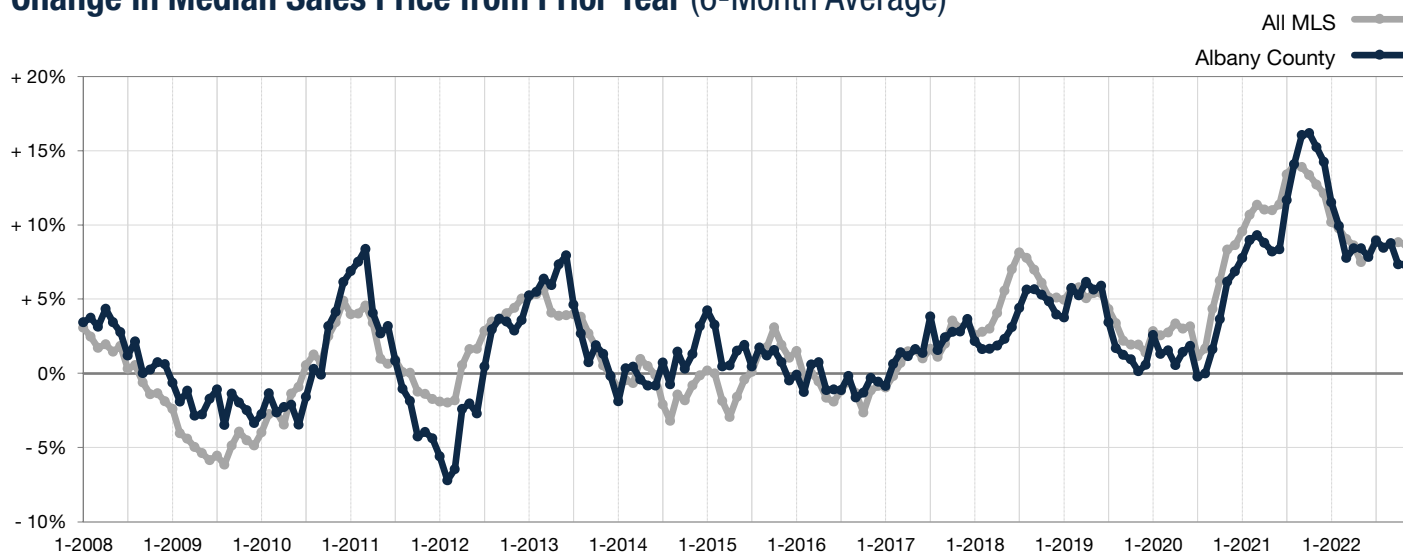
■ 2021 ■ 2022

Year to Date

■ 2021 ■ 2022



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.